



Housing Authority of the City of Alameda

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MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, JUNE 15, 2005

The Commission was called to order at 7:01 p.m. with Chair King presiding.

PLEDGE OF ALLEGIANCE

1. Roll Call

Present: Commissioner Gormley, Trujillo and Chair King. Commissioner Tremain arrived at 7:04 p.m.

Absent: Commissioner Kurrasch, Rash, Robles-Wong.

PRESENTATION

Presentation of the Cross Alameda Trail Vision. The presentation was moved to the number one item on the agenda from item 4-A. Helena Lengel, of the Cross Alameda Trail Steering Committee welcomed the Housing Commission and made introductions. Alicia Brown and Guadalupe Burnatay from Rails to Trails attended. Ms. Lengel provided a map and described the Cross Alameda Trail. She explained the intention of the trail as creating off-road recreational opportunities. Eventually there may be a light-rail. Ms. Lengel explained parts of the trail are in legal limbo.

Jean Sweeney arrived and continued the presentation regarding the CAT Conception and Vision Plan. They are hoping for a trail that runs through Alameda.

Commissioner Gormley asked about the railroad tracks. Jean Sweeney said the tracks will be there as long as it is used by the railroad. It will then be leased back to the City of Alameda when it is no longer used. This will be up to the railroad to determine.

The presentation discussed the route passing near Parrott Village and schools.

Chair King thought the Beltline was proposed for homes and asked how this will work with the Rails to Trails. The presenter responded that in November 2002 it was voted to be changed to open space. This was challenged by the railroad because the dollar value of the property dropped tremendously from homes to open space. They eventually hope for a legal settlement to open the way for it to be open space. It may also be a combination of homes and open space.

Mr. Torrey provided information about open space park area in the City.

A feasibility study has been done to look at every piece of the conversion. The intention is to get into the planning concept so that pieces won't get cut off. The committee wants to be able to obtain Redevelopment property when it becomes available.

This report was provided for information only.

2. CONSENT CALENDAR

Commissioner Trujillo moved to adopt the Consent Calendar. Commissioner Gormley seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

- *2-A. Minutes of the Housing Commission Regular Meeting held on May 18, 2005. Minutes accepted.

- *2-B. Budget Variance Report. This report was accepted.
- *2-C. Write off of Uncollectible Tenant Accounts Receivable. The Housing Commission approved the write-off of tenant accounts receivable totaling \$25,482.66.
- *2-D. Recommending Award of Contract for Furnace Replacement. The Housing Commission recommended awarding a contract to Atlas Heating and Air Conditioning to replace furnaces at Eagle and Parrot Villages for \$96,880 plus an additional 10 percent of that amount for any needed change orders.
- *2-E. Awarding Contracts for Parking Lot and Basketball Court Repair and Resealing. The Housing Commission awarded two contracts, contingent upon Board of Commissioners approval of the budget revision, as follows to:
 - 1. Ransome Company for the repair and resealing of the parking lots and basketball courts at Eagle Village for an amount not to exceed \$53,000, which includes approximately 3.5% for any necessary change orders; and to
 - 2. Dryco Construction Co. for the repair and resealing of the parking lots and basketball courts at Parrot Village for an amount not to exceed \$65,000, which includes approximately 3.6% for any necessary change orders.

3. AGENDA ITEMS

- 3-A. Quarterly Police Activities Report. This report was provided for information only.
- 3-B. Protesting Award of Contract for Landscape Maintenance Services. Commissioner Tremain moved that the Housing Commission sustain the Executive Director's decision to overrule the contracting officer's decision to recommend award of the landscape maintenance to Eden Lawn Care and Maintenance and sustain the Executive Director's decision to recommend award to the second lowest bidder, Tree Sculpture. Commissioner Trujillo seconded. Motion carried unanimously.
- 3-C. Recommendation to Award of Landscape Maintenance Services Contract to Tree Sculpture. Commissioner Tremain moved that the Housing Commission recommend to the Board of Commissioners to award the landscape maintenance services contract to Tree Sculpture for an amount not to exceed \$149,000 for FY2006, with an option to renew the contract for up to two additional one-year terms if service is found to be satisfactory and the Board of Commissioners adopts FY2007 and FY2008 budgets providing adequate funding. Commissioner Gormley seconded. Motion carried unanimously.
- 3-D. Budget Revision for the Fiscal Year FY2006. The Housing Commission recommends to the Board of Commissioners:
 - 1. Commissioner Gormley moved to adopt the proposed budget revision for FY2006. Commissioner Tremain seconded. Motion carried unanimously;
 - 2. Commissioner Trujillo moved to adopt the proposed resolution for the Conventional Low-Rent Housing Program No. CA062 Esperanza). Commissioner Tremain seconded. Motion carried unanimously.
- 3-E. Appointing Nominating Committee for Housing Commission Officers. Commissioner Tremain moved to appoint an ad hoc committee to nominate officers for the 2005-2006 term. Commissioner Trujillo seconded. Motion carried unanimously.
- 3-F. Selecting Housing Choice Property Owners of the Year for 2004. The Selection Committee recommends the Housing Commission:
 - Name Brad Kruck, owner of a unit at 1604 Sherman Street, 2004 Housing Choice Voucher Property Owner of the Year for three or fewer units.

- Name Matthew Murphy, owner of City Park Apartments on Santa Clara Avenue, 2004 Housing Choice Voucher Property Owner of the Year for four or more units.
- Recommend the Mayor of the City of Alameda issue a proclamation recognizing and honoring these two 2004 Property Owners of the Year.

Commissioner Gormley moved acceptance. Commissioner Tremain seconded. Motion carried unanimously.

5. ORAL COMMUNICATIONS

Mr. Michael Torrey reminded the Commissioners of upcoming events and the Mayor's July 4th parade.

6. COMMISSION COMMUNICATIONS

Commissioner Trujillo commented favorably on the customer satisfaction survey.

Commissioner Tremain requested business cards.

Commissioner Gormley asked about reappointment.

7. ADJOURNMENT

There being no further discussion, Chair King adjourned the meeting at 8:35 p.m.

Garnetta King, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary